1	ORDINANCE NO.	
2		
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND ESTABLISH A PLANNED RESIDENTIAL DISTRICT TITLED	
5	HERRICK HEIGHTS LONG-FORM PD-R, LOCATED ON THE WEST	
6	SIDE OF SOUTH BOWMAN ROAD BETWEEN BRODIE CREEK	
7	SUBDIVISION AND THE POINTE AT BRODIE CREEK APARTMENTS	
8	(Z-8503-D), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL	
9	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR	
10	OTHER PURPOSES.	
11		
12	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,	
13	ARKANSAS.	
14	SECTION 1. That the zoning classification of the following described property be changed from R-	
15	2, Single-Family District, to PD-R, Planned Development Residential:	
16	<u>Z-8503-D</u> : PART OF THE NW 1/4, NW 1/4, SECTION 16, & THE NE 1/4, NE 1/4,	
17	SECTION 17; T-1-N, R-13-W, PULASKI COUNTY, ARKANSAS, MORE	
18	PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF	
19	SECTON 16, T-1-N, R-13-W; THENCE S87°59'29''E, 921.38 FEET TO THE	
20	CENTERLINE OF BOWMAN ROAD; THENCE ALONG SAID CENTERLINE	
21	S02°48'16''E, 26.98 FEET; THENCE S02°47'37''E, 46.78 FEET; THENCE	
22	S04°31'09''E, 99.68 FEET; THENCE S05°35'00''E, 101.62 FEET; THENCE	
23	S07°12'55''E, 95.95 FEET; THENCE S09°07'24''E, 89.97 FEET; THENCE	
24	S09°38'45''E, 107.19 FT.; THENCE S09°03'39''E, 75.60 FT.; THENCE S02°22'53''E,	
25	23.99 FEET; THENCE S00°20'28''W, 39.20 FEET; THENCE S08°19'25''W, 44.66	
26	FEET; THENCE S11°22'38''W, 86.09 FEET; THENCE S08°08'24''W, 53.59 FEET;	
27 28	THENCE S00°46'20''E, 47.27 FEET; THENCE S08°53'53''E, 56.77 FEET;	
28 29	THENCE S11°24'09''E, 48.68 FEET; THENCE S11°38'19''E, 106.40 FEET; THENCE S11°12'58''E, 104.75 FEET; THENCE S11°39'42''E, 72.86 FEET;	
29 30	THENCE SIT 12 36 E, 104.75 FEET, THENCE SIT 37 42 E, 72.86 FEET, THENCE LEAVING SAID CENTERLINE N88°17'52''W, 1075.55 FEET; THENCE	
31	S01°22'11"W, 10.00 FEET; THENCE N88°06'55"W, 1314.94 FEET; THENCE	
32	N01°18'43''E, 1274.48 FEET; THENCE N89°45'10''E, 1316.70 FEET TO THE	
33	POINT OF BEGINNING, CONTAINING 69.049 ACRES. AND THE ADJACENT	

	3, 6, & 8 HERRICK HEIGHTS, AN	ADDITION TO PULASKI COUNTY,	
	ARKANSAS LESS AND EXCEPT LOT 4, BLOCK 3 OF SAID HERRICK		
	HEIGHTS ADDITION, CONTAINING APPROXIMATELY 4.9 ACRES, MORE		
	OR LESS.		
	SECTION 2. That the preliminary site develop	pment plan/plat be approved as recommended by the	
	Little Rock Planning Commission.		
	SECTION 3. That the change in zoning classification contemplated for Herrick Heights Long-Form		
	PD-R, located on the west side of South Bowman Road between Brodie Creek Subdivision and the Pointe		
at Brodie Creek Apartments (Z-8503-D), is conditioned upon obtaining final plan approval within the time			
	specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little		
	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
	necessary to affect and designate the change provided for in Section 1 hereof.		
	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,		
	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
	ordinance.		
	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
	PASSED: February 2, 2016		
	ATTEST:	APPROVED:	
	Susan Langley, City Clerk	Mark Stodola, Mayor	
	APPROVED AS TO LEGAL FORM:		
	Thomas M. Carpenter, City Attorney		
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FLOODWAY FOR BRODIE CREEK AS SHOWN ON FIRM PANEL 05119C0431G DATED JULY 6, 2015, DESCRIBED AS THE FLOODWAY ACROSS BLOCKS 2,